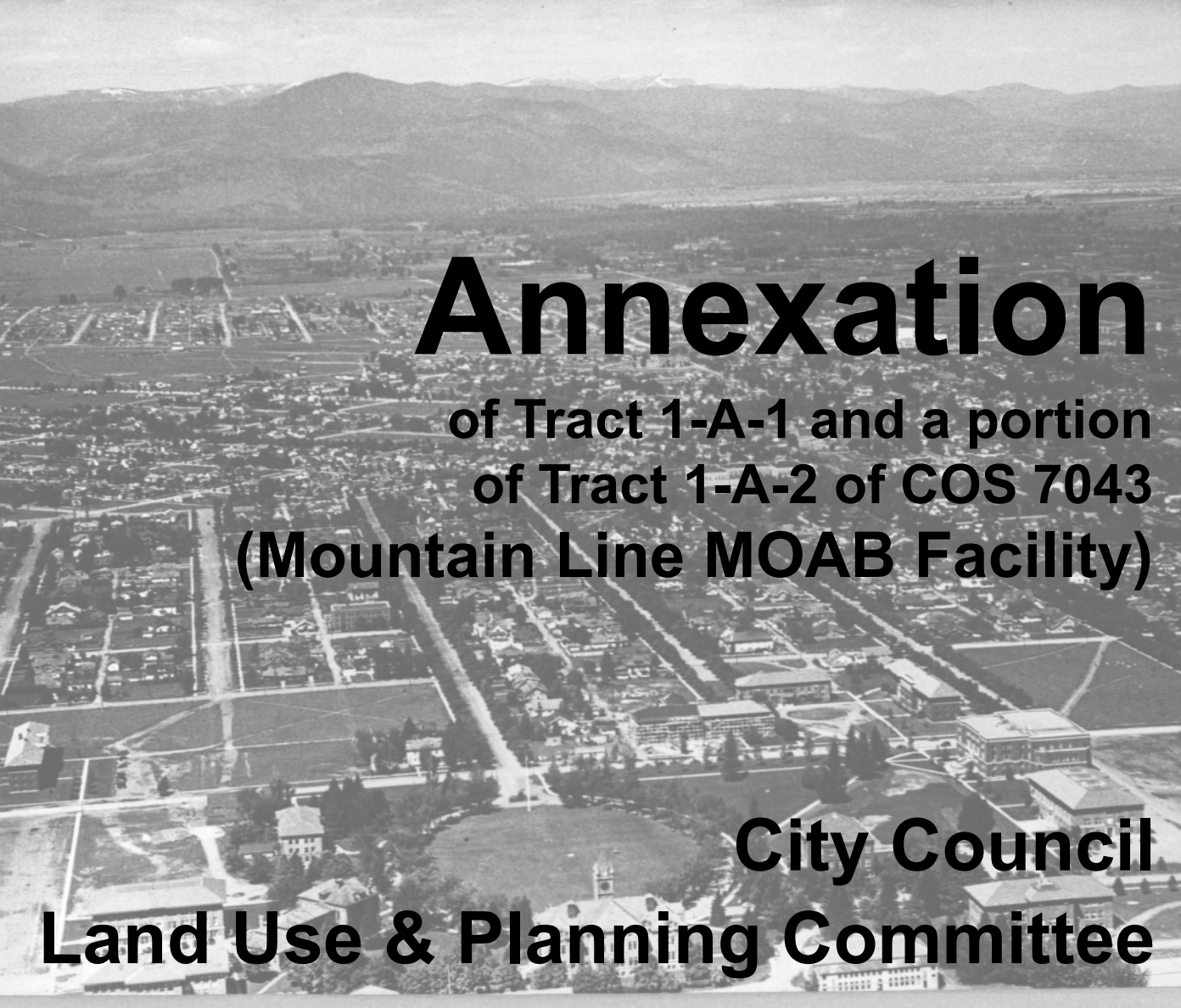




Annexation

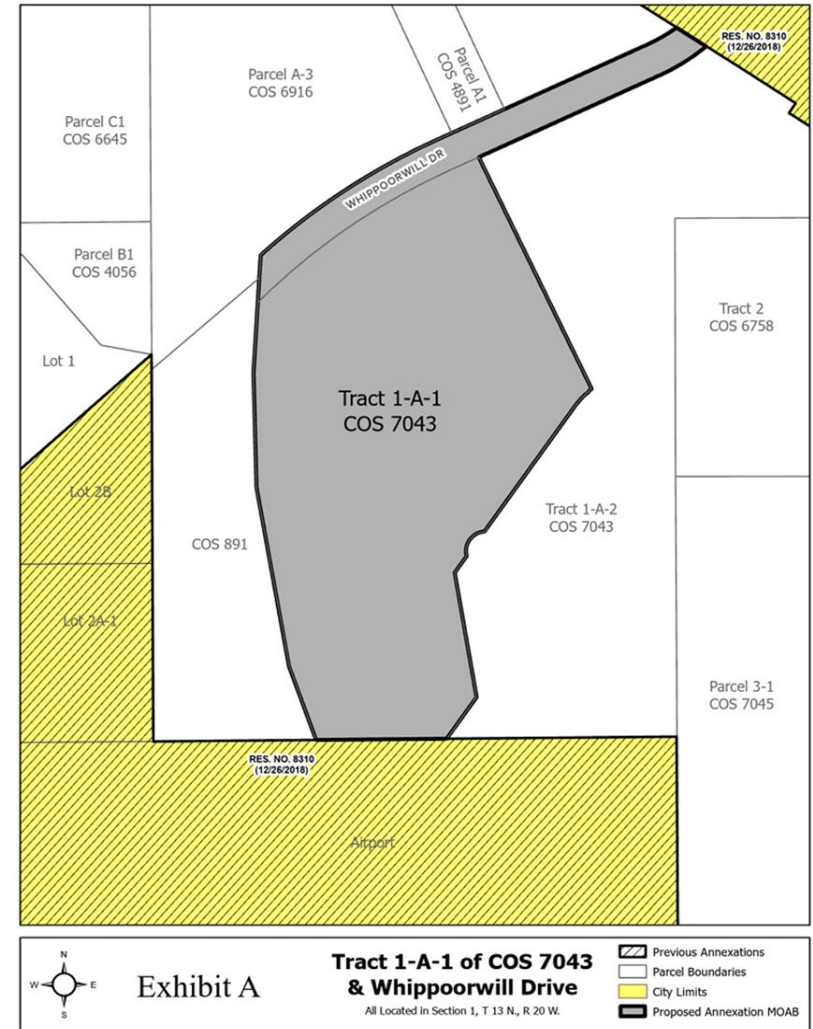
**of Tract 1-A-1 and a portion
of Tract 1-A-2 of COS 7043
(Mountain Line MOAB Facility)**

**City Council
Land Use & Planning Committee**

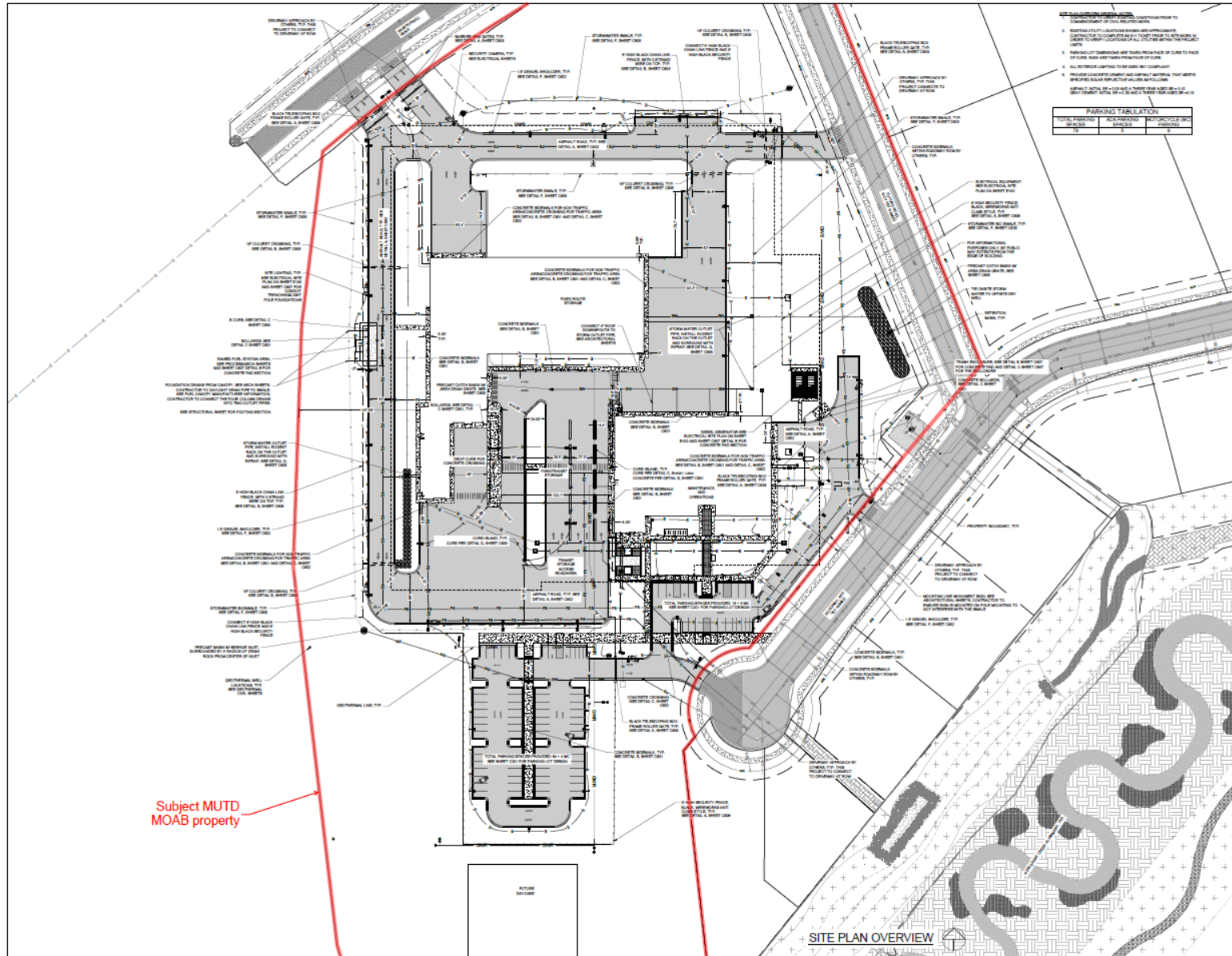
Tara Porcari, Senior Planner
Community Planning, Development & Innovation
March 25, 2026



Location



Development Proposal

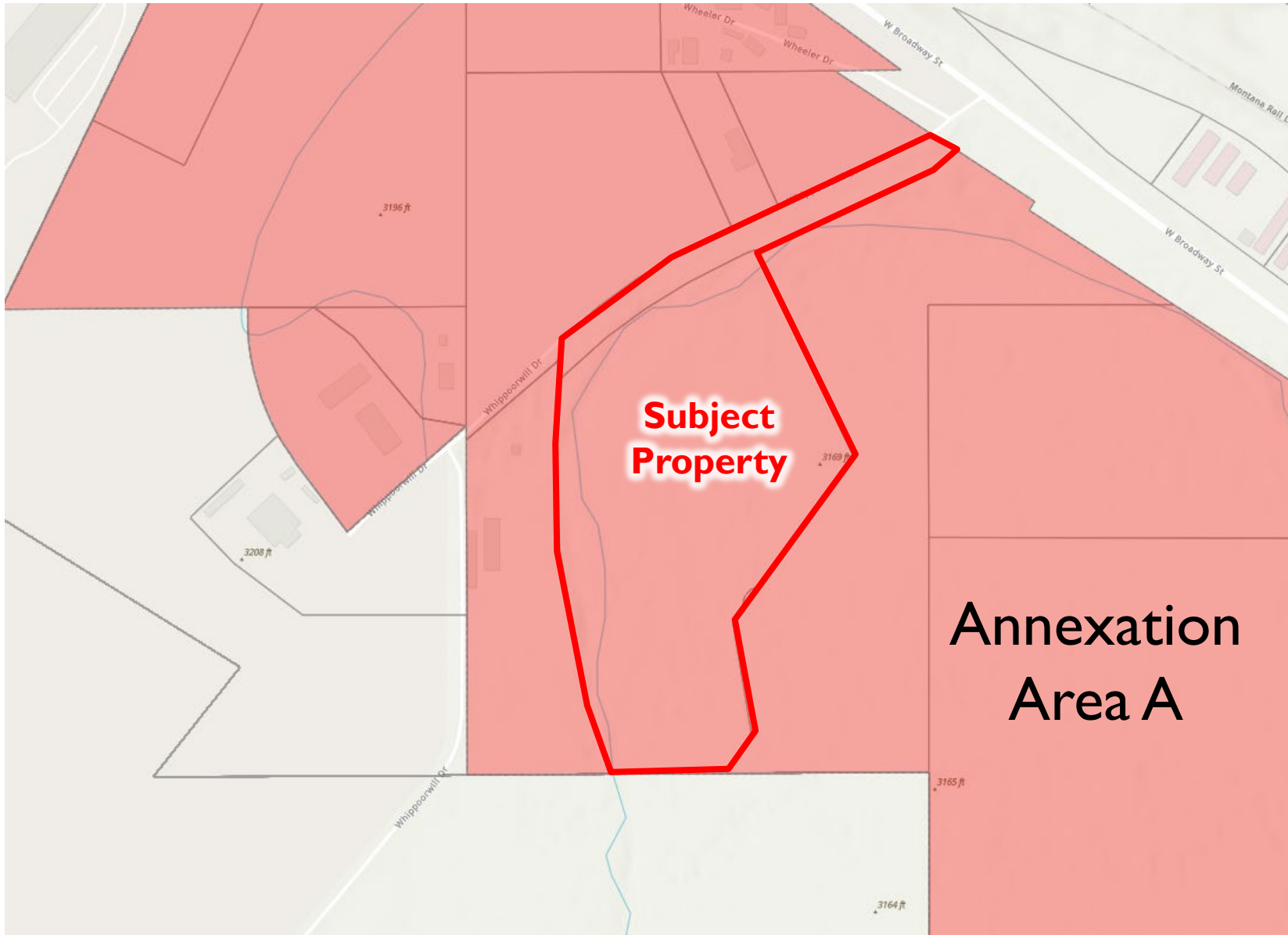


Purpose: Provide for orderly development including the efficient delivery of municipal services to developed and developing areas and to protect public health and safety.

The City should prioritize annexations of areas that:

- Are located within Annexation Area A
 - “A” indicates areas meet the guidelines of the Annexation Policy and contribute to the logical growth pattern of the City by creating orderly municipal boundaries
- Are guided by the City Land Use Plan
- Contribute to the logical growth pattern of the City

Annexation Policy Map

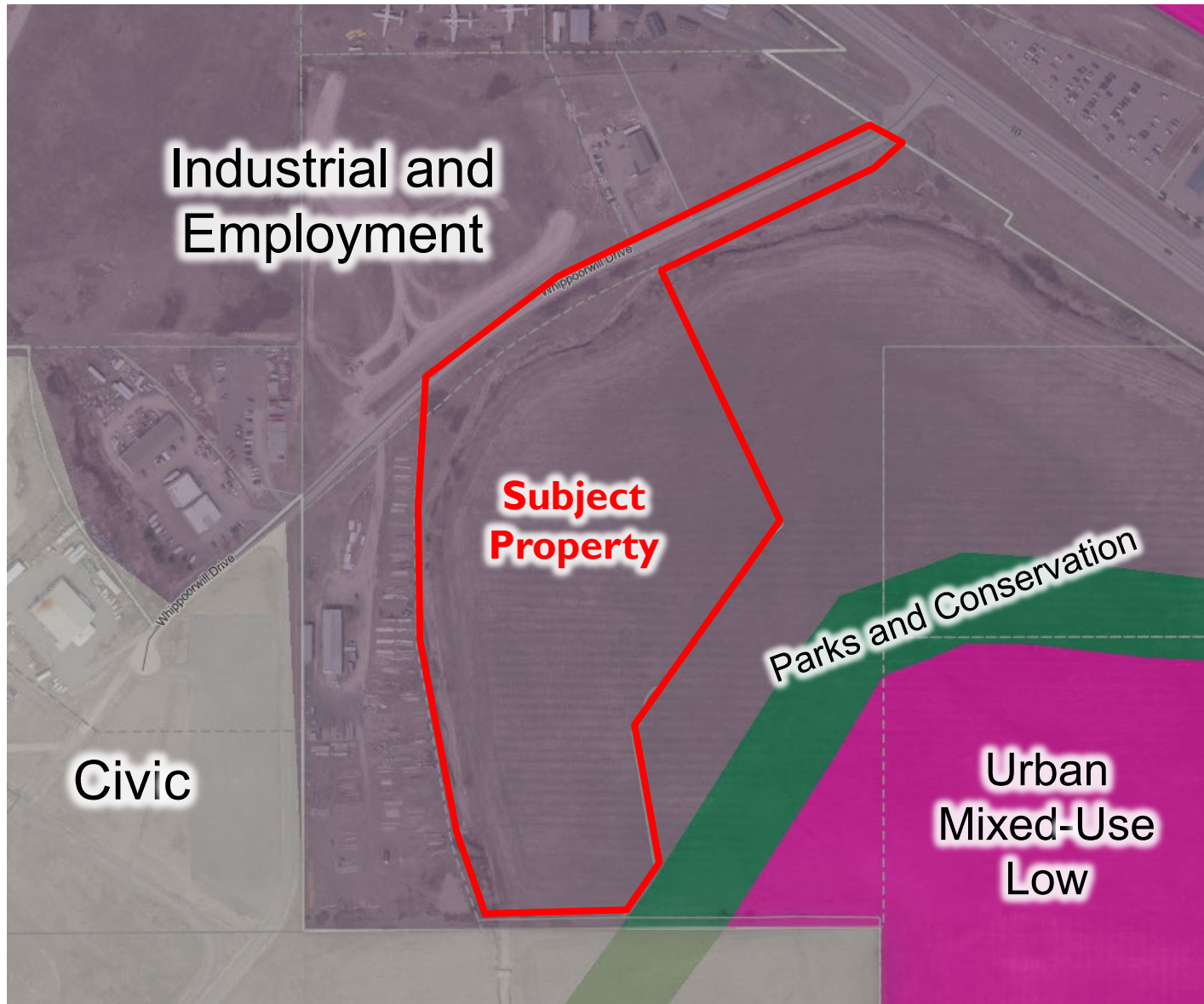


County Zoning



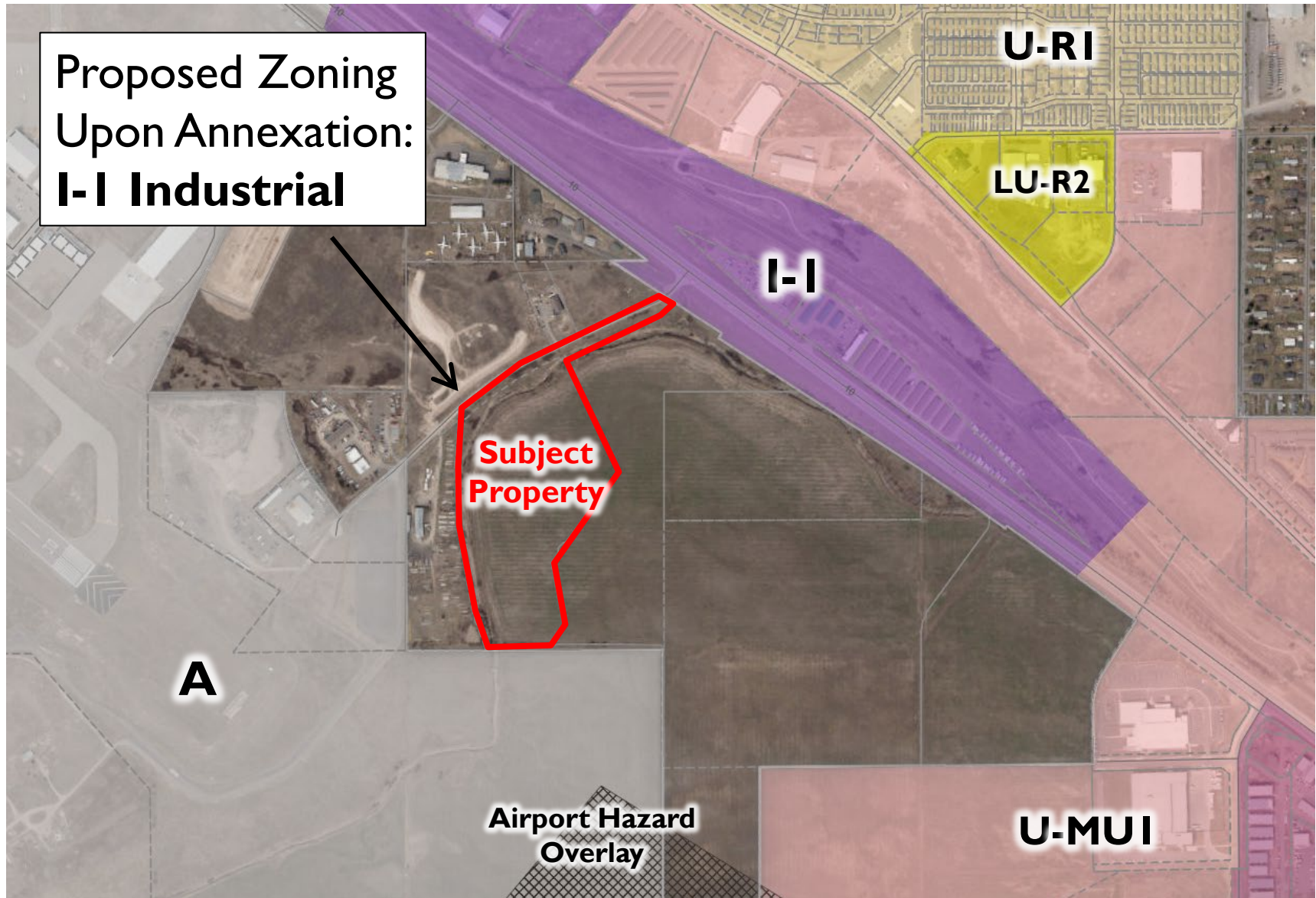
*All within current Airport Influence Area Overlay

Land Use Plan



City Zoning

Proposed Zoning
Upon Annexation:
I-I Industrial



Section 4.15.05-B(2):

- a) Compliance with the City's adopted Annexation Policy
- b) Compliance with the place type designation of the subject property as shown in the adopted Land Use Plan, and relatable Unified Development Code (UDC) zoning district designations
- c) Any additional criteria deemed necessary by the Planning Administrator

Conditions of Approval



General:

1. The petitioners shall submit a petition for the property to be included in the Missoula Urban Transportation District, subject to review and approval of Development Services, within one hundred eighty (180) days of annexation.

Road Improvements:

2. The petitioners shall dedicate a varied-width, minimum 68-foot right-of-way easement to the City of Missoula along Whippoorwill Drive from the intersection of West Broadway to the western edge of the MOAB parcel (Tract 1-A-1) as shown on COS 7043. Exact right-of-way easement width is per release-for-construction (RFC) plans to be issued under 2025-PWI-MSS-00015. Easement dedication documents shall be submitted to City Engineering prior to surface infrastructure permit issuance, subject to review and approval of the City Attorney and City Engineer.

3. The petitioners shall install street improvements to Whippoorwill Drive adjacent to the subject property and extending to West Broadway, as per RFC plans to be issued under 2025-PWI-MSS-00015. Improvements shall be completed prior to issuance of a Certificate of Occupancy for the first building on the property or secured in an improvements agreement per the City of Missoula Standards & Specifications Manual.

Conditions of Approval



Boulevard Landscaping:

3. The petitioners shall prepare a boulevard landscaping and maintenance plan for Whippoorwill Drive adjacent to the subject property and extending to West Broadway, subject to review and approval of City Parks and Recreation and Public Works & Mobility, prior to building permit issuance on Tract 1-A-1. Boulevard landscaping shall be installed and maintained by adjacent property owners per the approved boulevard landscaping and maintenance plan prior to certificate of occupancy for each building constructed on each parcel adjacent to Whippoorwill Drive.

Utilities & Fire:

4. The petitioners shall design and install water infrastructure on the property as per the RFC plans to be issued under 2025-PWI-MSS-00015, subject to review and approval of the City Engineer, prior to the start of combustible construction on the subject property.

5. The petitioner shall design and install sewer infrastructure on the property as per the RFC plans to be issued under 2025-PWI-MSS-00015, subject to review and approval of the City Engineer, prior to sewer connection permit issuance on the subject property.

6. The petitioner shall provide a fire hydrant plan approved by City Fire and provide conditionally accepted hydrants within 250 feet of any building prior to the start of combustible construction on the subject property.

- a) No agency comment at this time
- b) No public comment at this time

Adopt/Deny a resolution to annex incorporate within the boundaries of the City of Missoula Tract 1-A-1 of Certificate of Survey 7043 in Section 1, Township 13 North, Range 20 West, P.M.M., Missoula County, Montana, and a portion of Tract 1-A-2, Certificate of Survey 7043, as recorded in Missoula County, Montana records. Located in the Southeast one-quarter of Section 1, Township 13 North, Range 20 West, P.M.M. Missoula County, Montana, and more particularly described in Exhibit B, and zone the property I-1 Industrial, subject to conditions of annexation, based on the findings of fact in the staff report.